



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

[www.WindhamNewHampshire.com](http://www.WindhamNewHampshire.com)

### Planning Board Agenda

Wednesday, April 15, 2015

7:00pm @ Community Development Department

#### Call to Order/Attendance/Pledge of Allegiance

#### Public Hearings

##### Case#2015-6 Minor Site Plan Application Lot 18-L-480

A Minor Site Plan Application has been submitted for 41 Range Road, located in the Professional, Business & Technology District, the Cobbett's Pond and Canobie Lake Watershed Protection District. The applicant, Edward N, Herbert Assoc., Inc. on behalf of Camber Management LLC is seeking Minor Site Plan approval for an existing, relocated free standing sign. Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan and the application will be heard as a Preliminary Major Site Plan Application.

##### Case #2015-5 Minor Site Plan/Change of Use Lot 18-L-310

A Minor Site Plan/Change of Use Application has been submitted for 63 Range Road (18-L-310) in the Professional, Business and Technology District and the Cobbett's Pond and Canobie Lake Watershed Protection District. The applicant, Diane Lemenager, on behalf of Kang Enterprises, is proposing to use 3,000sqft of existing space as a child care facility for up to 62 children and 10 employees. A 1,000 sqft (approx.) outside play area is also being proposed. Waivers from Section 703.1 of the Site Plan Regulations for a reduction in parking requirements has been submitted. Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan and the application will be heard as a Preliminary Major Site Plan Application.

##### Case#2015-7/Final Review/WWPD Special Permit/Major Subdivision

A Design Review Application for a Major Subdivision, Final Subdivision Application, & a Wetland & Watershed Protection District (WWPD) Special Permit Application, have been submitted for Lot 20-D-2300 (London Bridge Rd), located in the Rural District Zone, Flood Plain District, & Wetland & Watershed Overlay Protection District (WWPD). The Applicant, Peter Zohdi, on behalf of the property owner, Kerry McKenna Revocable Trust, is proposing to subdivide the existing parcel, sized 27.38 acres (1,192,672.8 sq. ft.) into 12 lots ranging in size from 1.456 acres (63,423 sq. ft.) to 3.67 acres (159,865.2 sq. ft.). The new residences are proposed to be served by individual wells & septic systems. As part of the proposal, Burnham Rd is to be extended, thus connecting the existing dead end cul-de-sac with London Bridge Road. A WWPD Special Permit is requested for road crossings, drainage, and slope easements for a permanent disturbance of 93,935 sq. ft. Written waiver requests have been submitted from the following Sections of the Subdivision Regulations: 403.1, 601.3.5, 601.3.9. If a waiver is not granted from Section 403.1, the public hearing will be for the Design Review Application and all comments from the Planning Board shall be non-binding.

No new business after 10pm unless agreed to by the Planning Board. Any remaining items will be placed on the agenda for the next available Planning Board meeting. Information pertaining to any item on the agenda is available for public review at the Community Development Department during normal business hours or by calling for information at (603) 432-3806. To ensure timely inclusion among the Board's written materials, written or emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review and consideration of written or emailed statements received after that time.

Case#2015 -3/Final Review/Major Open Subdivision/WWPD Special Permit

A Final Subdivision Application for a Major Open Space Subdivision, Wetland and Watershed Protection District Special Permit Application (WWPD), and Cobbetts Pond and Canobie Lake Watershed Land Development Application have been submitted for property that is accessible by Settlers Ridge and Glendenin Roads (Lots 25-R-6000, 6250, 6260, 7000, 7050, 8002, 8005, 8010, and 9000), located in the Rural District Zone, Wetland and Watershed Protection District, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. The applicant, Edward N. Herbert Assoc., Inc., on behalf of the property owner, Wood Meadow Land Development, LLC, is proposing to merge the eight (8) existing lots and then to subdivide them into thirty-nine (39) lots for single-family development and twelve (12) open space lots. The proposal includes the creation of new roads. The WWPD Special Permit is for several proposed road crossings and driveways for a total permanent impact of 92,293 sq. ft. for the Open Space Subdivision proposal. Individual well and septic systems are proposed for service of each lot. A written waiver request has been submitted from Section 605.5 of the Subdivision Regulations.

**Old/New Business** (Not to include discussion of pending applications or decisions on matters requiring public notice)

**Adjournment**

**UPCOMING MEETINGS:**

**April 29<sup>th</sup>**

**May 6<sup>th</sup>**

**May 13<sup>th</sup>**